

## ***OFFICIAL MINUTES***

### **McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING**

**July 26th, 2012**

**4:30 PM**

#### **I. Call to Order/Establishment of a Quorum**

Meeting was called to order by Chairperson Robb and a quorum was established.

All members of the Planning Commission were present except Mayor Holland, Commissioner Dillon & Secretary Norris.

Members of the Planning Commission are: Chairperson Dean Robb, Vice-Chairperson Keith Priestley, Secretary Lisa Norris, Commissioners Ed Dillon, Jessie Townes, Ken Mitchum and Mayor Jill Holland.

#### **II. Approval of Agenda**

Motion to approve the agenda by Commissioner Priestley, second by Commissioner Mitchum. Motion passed.

#### **III. Reading and Approval of the Minutes**

Motion to approve the minutes of the June 28, 2012 meeting by Commissioner Townes, second by Commissioner Mitchum. Motion passed.

#### **IV. Old Business**

None

#### **V. New Business**

##### **A. Discussion of Mr. Ed Dillon's Resignation**

**Discussion:** None

**Action taken:** Resignation accepted. Mayor will appoint replacement

##### **B. Bethel University Development Projects Report**

**Discussion:** Mr. Steve Prosser reported that the Grand Opening of the Chick-fil-A Express received not only support from McKenzie but tremendous support

from all surrounding areas. Corporate office had a revenue goal for that day which was more than doubled. In the next week the Renaissance camp at the Performing Arts Center will begin for 8 days. The students for last year were estimated at 1500 undergrad and approximately 500 grad and adult night classes. The prediction this year 1650 undergrad plus 500-grad and adult night classes. The only project for the Planning Commission to address is the parking plan project. At this time only a couple of proposals have been made, but need to see how Chick-fil-A will add to that plan.

**Action taken:** None needed.

**C. Review of the Susan Bradberry Rezoning Request concerning property located at 750 Paris Pike**

**Discussion:** Susan Bradberry of Premier Reality has a buyer interested in using this property as a Bed & Breakfast. Buyer is not only looking at what he can do with the house, but also what he can do with the barn and the 12 acres to produce revenue. Some suggestions were to possibly use barn for weddings, receptions and events. Would the zoning allow for any or all of the ideas? Chairman Robb stated the best way to handle it as a usage permitted on appeal in whatever zone we would suggest and that permits us to allow them to look at individual properties and site plans to determine what kind of conditions we would have to look at as a group to develop that type of establishment. There are some state regulations involved with B&B establishments and various descriptions and definitions of B&B. At this point we need a presentation from Shelton in regard to what kind of regulations we would have and what we would do as far as our zoning ordinance and which zones we would be interested in developing for B&B. Much more very detailed discussion from Shelton Merrell, Regional Planner, Cliff Wheelock, Codes Officer and other commission members before a suggestion was made.

**Action taken:** Susan Bradberry asked to withdraw without prejudice her Rezoning Request at this time. Commission accepted.

Motion made by Commissioner Townes, seconded by Commissioner Priestley for the Commission to consider amending Bed & Breakfast Establishments and Bed & Breakfast Home Stay for usage on appeal in R1 and R2 Zones. Motion passed.

**VI. Other Business**

**A. Discussion of Planned Unit Development Requirements**

**Discussion: Suggestions made to table to next month**

**Action taken: Decision to table to next month**

**B. Any other properly presented other business**

**Agenda and Regular Meeting Schedules Dates**

Agenda meeting Thursday August 9th at 2:30 P.M.

Regular meeting Thursday August 23rd at 4:30 P.M.

**VII. Adjournment**

Motion to adjourn Commissioner Priestley, second by Commissioner Mitchum. Motion passed.

Meeting adjourned at 5:14 P.M.